

PORTLAND PUBLIC SCHOOLS

Proposed May 2011 Bond Measure Budget and Implementation Planning

a presentation to the Finance, Audit and Operations Committee

1 February, 2011

Presentation Overview

- Program Budget

- *Program budget components*
- *Project budget components*
- *Program budget summary*

- Implementation Team Organization

- *District representation*
- *Outside expertise*

- Delivery Methods

- *Traditional, CMGC, Design/Build*
- *Minorities, Women and Emerging Small Businesses*

PPS Proposed Capital Program Implementation

Program Budget Components

- Projects
 - *Renovation, rebuild, or design projects*
 - *Updated learning environments*
 - *Safety and structural projects*
- Program Reserve
- Program Investments
 - *Debt repayment*
 - *Program costs*

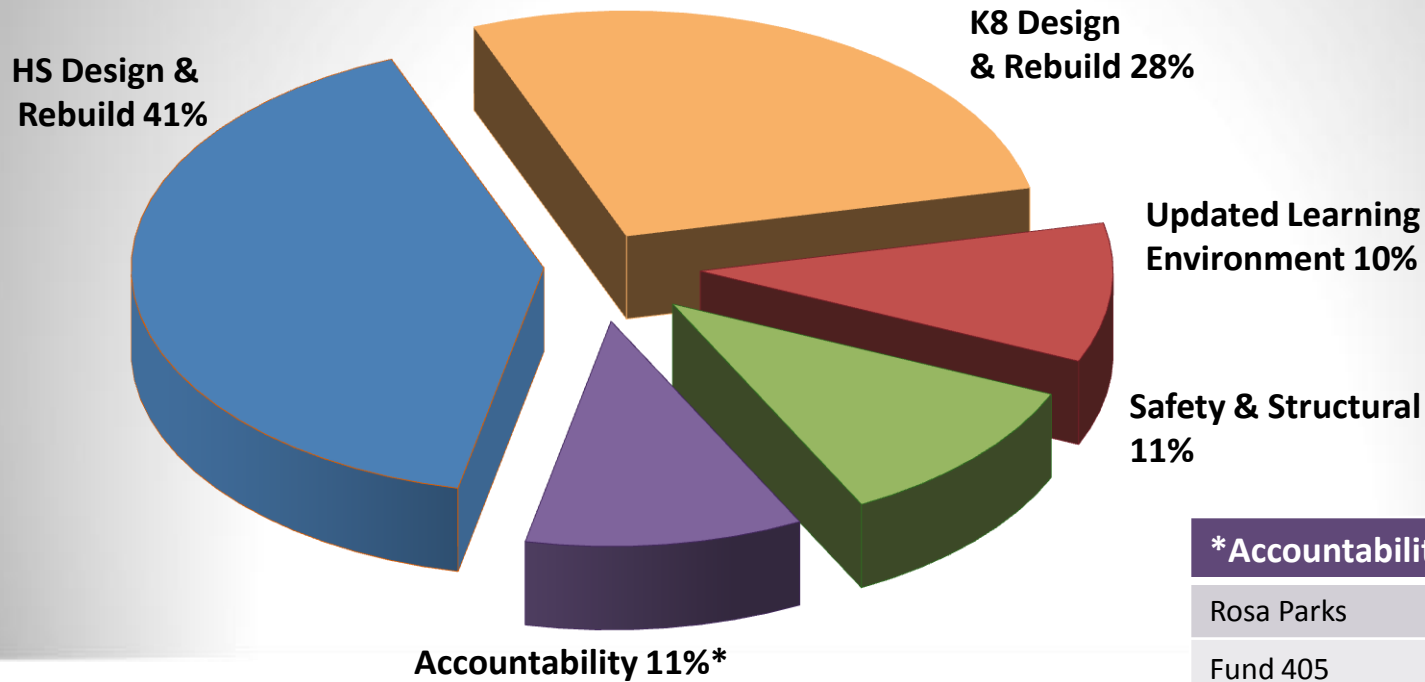
PPS Proposed Capital Program Implementation

Project Budget Components

- **Planning and Design** *Architectural, engineering, landscape design fees, specialty consultants, program and construction management, district project management, legal fees, surveying, hazardous materials, environmental reports*
- **Construction** *Main construction contracts, change order contingencies, arborist, printing and advertising, fixtures, furnishings, and equipment (FF&E), phones, data and communications equipment*
- **Regulatory Compliance** *Permitting, testing and inspections*
- **Contingencies and Escalation** *Change order contingencies, project level contingencies, escalation contingencies*

PPS Proposed Capital Program Implementation

Program Summary by Category



| *Accountability | 11% |
|---------------------|------|
| Rosa Parks | 1.5% |
| Fund 405 | 4.5% |
| Bond Issuance Costs | 0.5% |
| Program Reserve | 4.5% |

PPS Proposed Capital Program Implementation

Portland Public Schools Proposed Capital Program Budget Summary

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Office of School Modernization

Figures include project and change order contingencies, and conservative partnership contribution estimates.

Figures are based on estimates appropriate to program phase. Dollar amounts shown are mid range, conservative estimates, and are subject to change. Budgets will be updated regularly, as project scopes are refined.

| Rebuild and Design | Planning and Design | Construction | Compliance | Escalation and Contingency | Totals | Total |
|------------------------------|---------------------|--------------|------------|----------------------------|------------|-------------------|
| 1 Cleveland | 12,395,235 | 63,642,349 | 2,984,217 | 7,810,768 | 86,832,569 | 86,800,000 |
| 2 Jefferson | 7,264,467 | 36,553,216 | 1,787,520 | 2,075,754 | 47,680,958 | 47,700,000 |
| 3 Lincoln <i>note1 below</i> | 6,000,000 | | | | 6,000,000 | 6,000,000 |
| 4 Roosevelt | 11,094,093 | 56,907,402 | 2,668,412 | 4,744,898 | 75,414,805 | 75,500,000 |
| 5 Faubion | 4,010,506 | 19,930,667 | 974,647 | 1,964,115 | 26,879,934 | 27,000,000 |
| 6 Laurelhurst | 3,808,066 | 19,193,619 | 899,997 | 2,456,397 | 26,358,079 | 26,400,000 |
| 7 Markham | 3,937,689 | 19,864,569 | 931,458 | 2,577,609 | 27,311,325 | 27,300,000 |
| 8 Marysville | 2,875,583 | 16,986,732 | 796,515 | 825,313 | 21,484,144 | 21,400,000 |
| 9 Rigler | 4,852,645 | 24,600,547 | 1,153,530 | 2,033,510 | 32,640,232 | 32,600,000 |
| 10 Sylvan | 1,949,404 | 9,683,475 | 448,875 | 1,440,985 | 13,522,739 | 13,500,000 |

Notes

1 Lincoln High School Design

Budget includes A/E (architectural and engineering) design through CD (Contract Documents) Phase, with bid package ready for Bidding Phase. Budget is based on future potential construction value of 100 million, with design costs approximately 8 million, and 75% of design costs expended through CD phase. Budget does not include construction management, or other construction related services as shown in Roosevelt and Cleveland High Schools' budgets.

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| Updated Learning Environments | Planning and Design | Construction | Compliance | Escalation and Contingency | Totals | Total |
|--|---------------------|--------------|------------|----------------------------|------------|------------|
| 11 HS Site Improvements | 919,365 | 4,257,220 | 210,900 | 154,720 | 5,542,205 | 5,500,000 |
| 12 HS Fields | 1,453,010 | 7,013,720 | 353,400 | 258,475 | 9,078,605 | 9,100,000 |
| 13 HS Classroom Updates | 1,356,555 | 6,788,540 | 336,300 | 215,717 | 8,697,112 | 8,700,000 |
| 14 6, 7, 8 Science Labs | 620,489 | 3,259,530 | 145,350 | 121,191 | 4,146,560 | 4,100,000 |
| 15 Covered Play Areas | 1,606,794 | 8,088,718 | 400,710 | 542,255 | 10,638,476 | 10,600,000 |
| 16 Play Structures | 274,598 | 1,426,744 | 70,680 | 58,756 | 1,830,778 | 1,800,000 |
| 17 Mobile Teaching Technology | 54,670 | 614,900 | 0 | 14,619 | 684,189 | 700,000 |
| 18 Modular Classrooms | 984,100 | 4,823,800 | 228,000 | 398,089 | 6,433,989 | 6,400,000 |
| 19 Swing Sites, Moving <i>note 2 below</i> | 2,029,900 | 16,914,800 | 456,000 | 447,403 | 19,848,103 | 19,900,000 |

2 Swing Sites

Swing site improvements may include classroom upgrades, system upgrades, technology, accessibility upgrades, modular classrooms if necessary. Budget also includes moving and transportation.

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| Safety and Structural | Planning and Design | Construction | Compliance | Escalation and Contingency | <i>Totals</i> | Total |
|---|----------------------------|---------------------|-------------------|-----------------------------------|---------------|-------------------|
| 20 Fire and Life Safety | 1,220,920 | 5,576,560 | 273,600 | 230,555 | 7,301,635 | 7,300,000 |
| 21 Accessibility | 2,376,869 | 11,705,850 | 555,750 | 779,512 | 15,417,980 | 15,400,000 |
| 22 Exterior Security Systems | 866,510 | 4,220,280 | 216,600 | 13,258 | 5,316,648 | 5,300,000 |
| 23 Seismic Upgrade | 870,633 | 3,829,980 | 188,100 | 163,611 | 5,052,323 | 5,000,000 |
| 24 Roofing | 1,407,740 | 6,504,320 | 319,200 | 242,020 | 8,473,280 | 8,500,000 |
| 25 Stage Area Safety | 731,400 | 4,606,000 | 228,000 | 201,347 | 5,766,747 | 5,800,000 |
| 26 Boiler Energy Efficiency | 1,192,625 | 5,848,500 | 285,000 | 427,728 | 7,753,853 | 7,800,000 |
| 27 Street and Transportation Improvements | | | | | 5,000,000 | 5,000,000 |

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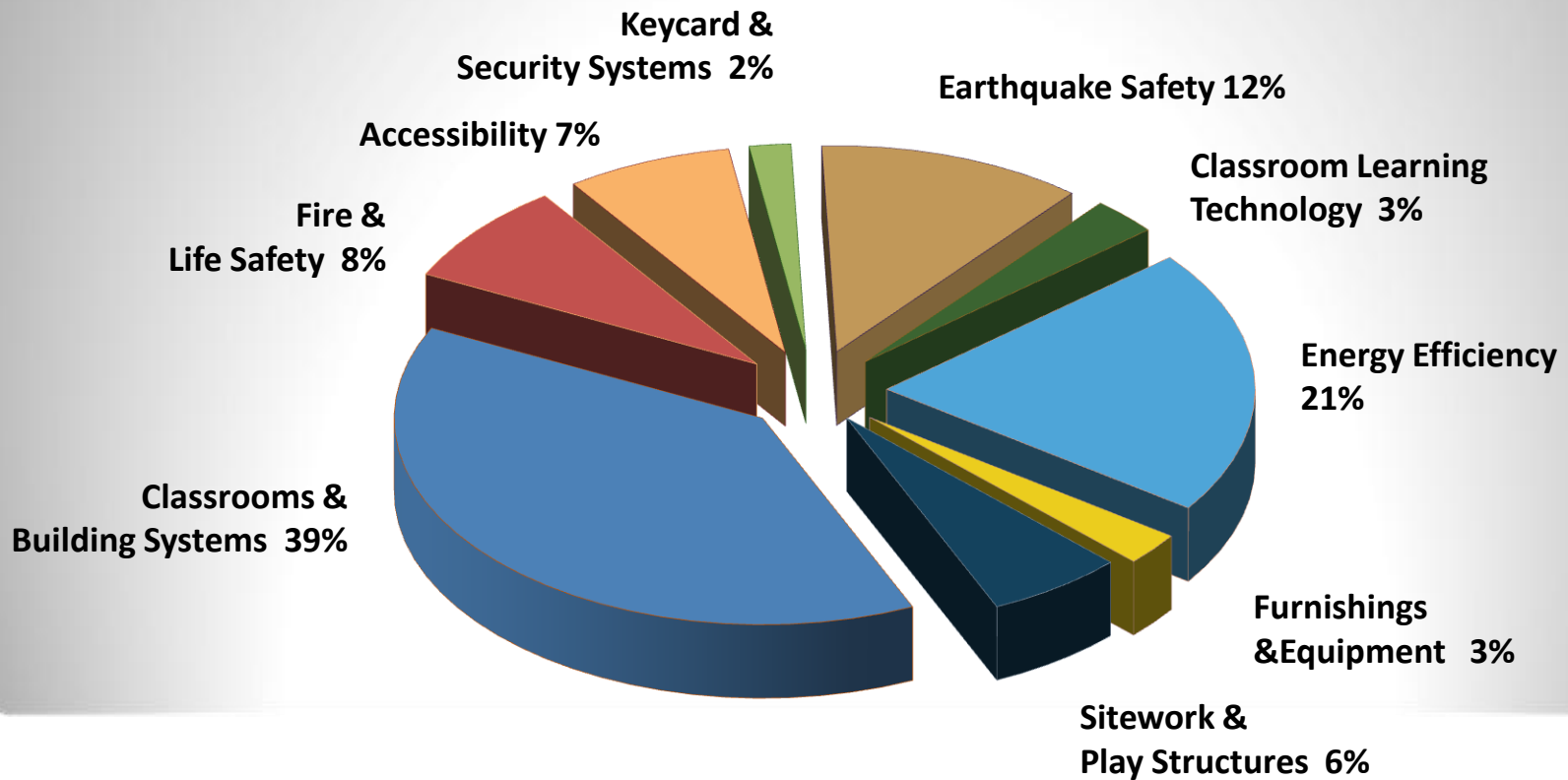
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| Debt Repayment and Fiscal Accountability | <i>Totals</i> | Total |
|--|--------------------|---------------------------|
| 26 Rosa Parks debt retirement | 8,900,000 | 8,900,000 |
| 26 Fund 405; roofing, modulars, bond preparation | 24,500,000 | 24,500,000 |
| 27 Bond Issuance Costs | 2,000,000 | 2,000,000 |
| 28 Program Reserve | 25,000,000 | 25,000,000 |
| 29 Marysville Insurance <i>estimated</i> | <i>(3,500,000)</i> | <i>(3,500,000)</i> |
| Totals | 548,007,270 | 548,000,000 |

PPS Proposed Capital Program Implementation

Projected Program Ratios



PPS Proposed Capital Program Implementation

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| Totals | | | | | 548,007,270 | 548,000,000 |

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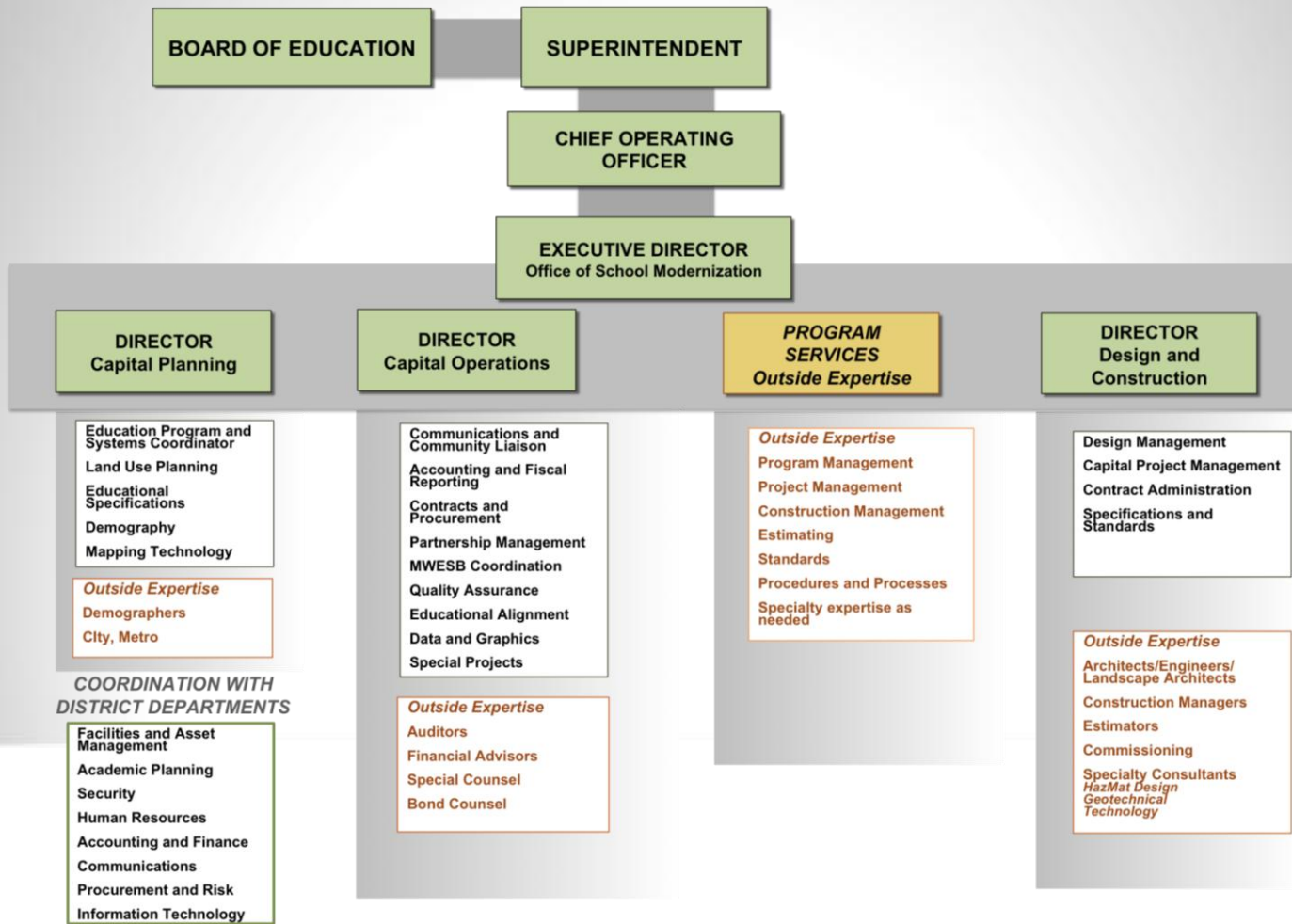
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Budget Categories

- Planning and Design** Includes: architecture, engineering, landscape architecture, specialty consultants, program and construction management, district project management and administration, legal, surveying, hazardous materials design, environmental reports, quality assurance inspections
- Construction** Includes: main construction contracts, change order contingencies, miscellaneous construction, printing and advertising, FF&E (fixtures, furnishings, and equipment), phones, data and communications equipment, arborist services
- Regulatory Compliance** Includes: permitting, SDCs (System Development Charges), testing and inspections
- Escalation and Contingency** Includes: project level contingencies, escalation contingencies

PPS Proposed Capital Program Implementation

Proposed Capital Program Implementation Organization



PPS Proposed Capital Program Implementation

Delivery Methods

- Traditional
 - *Design – Bid – Build*
- CMGC
 - *Construction Management – General Contractor*
- Design/Build
 - *Design team and builder form one entity*

PPS Proposed Capital Program Implementation

MWESB

Minorities, Women and Emerging Small Businesses

- Proactive efforts to seek and recruit
- Outside expertise to guide set up program in OSM
- Best practices comparisons with other agencies

PPS Proposed Capital Program Implementation

Summary

Program budget:

- *Based on comparable, local costs*
- *Will be refined*
- *Has been vetted with multiple professionals*
- *Includes contingency layers*

Implementation and Management team:

- *Includes strong district representation*
- *Includes outside expertise at program and project levels*
- *Operates across functional areas of District*

Project Delivery:

- *Tailored for project, expertise, and accountability*
- *Will include a pro-active MWESB program*

PPS Proposed Capital Program Implementation

Capital Program Summary

- Benefits all 85 schools
- Increases school safety
- Updates existing school facilities, classrooms and grounds
- Fully renovates or rebuilds 9 schools
- Develops partnerships and completes design on a 10th high school
- Retires debt for Rosa Parks and nine roofing projects
- Is budgeted with layered contingency
- Funded primarily through a pay-as-you-go system

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